

# **Notice of Availability Merry Moppet/Belmont Oaks Academy Rezoning and Master Plan Expansion Project Draft Environmental Impact Report (EIR)**

**Date:** August 26, 2016

**To:** Responsible Agencies, Agencies with Jurisdiction by Law, Trustee Agencies, Involved Federal Agencies, and Agencies/People Requesting Notice

**From:** City of Belmont Planning Division  
Damon DiDonato, Principal Planner  
One Twin Pines Lane, Suite 310, Belmont, CA 94002  
(650) 637-2908

**Re:** **Notice of Availability (NOA) of an Environmental Impact Report (EIR) for the Merry Moppet/Belmont Oaks Academy Rezoning and Master Plan Expansion Project**

**Project Location:** The project site is located at 2200 Carlmont Drive (APN 045-013-020, 045-013-030, 045-013-040) in the City of Belmont. Access to the project site is via Ralston Avenue and Lyall Way. The project would be located on the site of an existing 1.5-acre private school campus.

**Project Description:** The project would demolish four classroom buildings (two modular buildings and two wood structures), two maintenance and storage buildings, a pool, a retaining wall, and associated minor site features. The project would construct a new 2-story, 12,150 square foot six-room classroom building, renovate and replace existing play areas, renovate interiors of existing classroom and administrative space, and small site improvements as needed for these improvements. Other project components include an increase in enrollment and staffing, installation of drainage features and landscaping, tree removal as necessary for the new building, rezoning the site from R-3 to Planned Development (PD), and a Conditional Use Permit. No expansion of parking is proposed. The project would be constructed in three phases, with Phase 1 and 2 classroom construction and play area renovation occurring between summer 2017 and fall 2018. Phase 3 improvements would be implemented over the next 3 to 10 years during school breaks, as scheduling allows.

**Environmental Review:** Based on the preliminary project description, it was determined that the project may have a significant impact on the environment; therefore, an Environmental Impact Report (EIR) was prepared under the requirements of the California Environmental Quality Act (CEQA). The DEIR analyzes potentially significant impacts to aesthetics, agricultural resources, air quality/greenhouse gas, biology, cultural resources, geology, hazards, hydrology, land use, mineral resources, noise, public services, traffic, and utilities. The project would result in significant unavoidable impacts to traffic.

Copies of the Draft EIR may be reviewed at the following locations:

City of Belmont  
Planning Division  
One Twin Pines Lane, Permit Center & Suite 310  
Belmont, CA 94002

Belmont Library  
1110 Alameda De Las Pulgas  
Belmont, CA 94002

The Draft EIR is also posted on the City of Belmont's website via the Major Projects page:  
<http://www.belmont.gov/>

**Public Comments:** Public comments on the Draft EIR are invited. Comments should be submitted in writing. Comments on the Draft EIR should focus on the sufficiency of the Draft EIR in discussing possible impacts on the environment and ways in which adverse effects may be minimized.

Written comments on the Draft EIR should be sent no later than **October 10, 2016** to the attention of:

City of Belmont Planning Division  
Damon DiDonato, Principal Planner  
One Twin Pines Lane, Suite 310, Belmont, CA 94002  
(650) 637-2908  
or by email to: [ddidonato@belmont.gov](mailto:ddidonato@belmont.gov).

**Notice of Draft EIR Public Review Meeting:** The Lead Agency will conduct a public meeting for the purpose of soliciting oral and written comments from interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved federal agencies, regarding the analysis contained in the EIR.

**ALL INTERESTED PARTIES ARE INVITED TO ATTEND A PUBLIC MEETING TO GATHER COMMENTS ON THE ANALYSIS IN THE EIR.**

The Draft EIR Public Review Meeting (Planning Commission Study Session) will be held on September 20, 2016 starting at 7:00 p.m. at the following location:

City Council Chambers of Belmont  
City Hall, Second Floor  
One Twin Pines Lane, Belmont, CA, 94002.

For additional information, please contact Damon DiDonato at (650) 637-2908.

X 

Date: 8/26/16

Damon DiDonato, Principal Planner